

**PROJECT DEVELOPMENT BOARD
REGULAR MEETING
MONDAY, MARCH 19, 2007
6:00 P.M.**

AOC CONSTRUCTION FILE
COUNTY: LAUREL
FILE CODE: PDB1
SUBMITTED BY: RM
DATE: 5-30-07

A Regular Meeting of the Project Development Board (PDB) for the Laurel County Judicial Center was held on March 19, 2007 in the Laurel County Courthouse, London, Kentucky. Present and presiding Lawrence Kuhl, Laurel County Judge Executive.

1. CALL TO ORDER

Judge Kuhl called the Special Called Meeting of the Project Development Board to order.

2. ROLL CALL

Laurel County Project Development Board Secretary, Sandy Wallace, took roll as follows:

Garlan Vanhook, Project Manager-Absent
Lawrence Kuhl, Chairman- Present
Roy Crawford-Present
Roderick Messer-Present
Roger Schott, Absent
Warren Scoville, Present
Tom Handy, Absent-(arrived at 6:30 p.m.)

3. READING AND APPROVAL OF MINUTES OF PREVIOUS MEETINGS

A motion was made by Judge Messer and seconded by Roy Crawford to approve the February 19, 2007 Regular Meeting and the February 26, 2007 Special Called Meeting minutes as reviewed. The vote was taken and carried as follows:

Yes carries unanimously.

4. CITIZEN COMMENTS

None

5. OLD OR UNFINISHED BUSINESS

A. Update Justice Center

CMW – Chenault Woodford

Mr. Woodford stated that CMW was to develop plans according to the building shrinkage that we agreed on at the Special Meeting. We don't see any reason why that will not be achievable. At that meeting we were anxious for Mr. Vanhook to bring back from AOC any indication whether that amount of cost reduction and the invasion of some of the contingency funds would be an acceptable position from their organization. We have not yet heard back from Mr. Vanhook.

Mr. Woodford stated that he didn't know of anymore we could do but make the cuts that we have in the project and be alert to the possibility of indication a reasonable number of things as alternate bid items, those are usually upgrades or downgrades in materials.

Geo-technical Proposals

Mr. Woodford stated that they had received proposals for doing the geo-technical investigation on the project. We recommend that the low bidder, Geo-Tech Engineering and Testing, be accepted at the lump sum fee of \$4,987.00.

Mr. Woodford stated that the only condition of proposal that is important is that in the Request for Proposal, it was stipulated that county government would take care of the environmental assessment activities that had to take place and that county government would take care of the building demolition that will have to take place. If there is any alteration of that, we need to know it before authorizing these people to begin. If there is no change to that then we would need to know an approximate date that we can tell them that they can begin their work.

Motion to Accept Geo-Tech Engineering & Testing Proposal

A motion was made by Warren Scoville and seconded by Judge Messer to approve and accept the proposal from Geo-Tech Engineering and Testing for a lump sum for of \$4987.00. The vote was taken and carried as follows:

Yes carries unanimously.

Demolition

Judge Kuhl stated that in reference to the demolition, there will be some cost involved with the removing of the gas tanks and the estimate that was given to us by Curry Oil Company was \$14,000 or \$15,000. We have not contacted the company to see if that is still a quote that we can use. I will try to do that in the next two weeks.

Travis Curry, Codell Construction, stated that what they could do, if you want us to, with CMW; we can prepare documents and solicit that out for bids for the removal of the tanks, for the demolition, everything that has to be done. We can handle that for you.

After further discussion, it was decided to authorize Codell to advertise for bids for demolition but still have the possibility that the county could do some of the demolition.

Motion to Advertise for Bids for Demolition and Tank Removal

A motion was made by Judge Messer and seconded by Warren Scoville to authorize Codell Construction to advertise for bids for demolition and tank removal. The vote was taken and carried as follows:

Yes carries unanimously.

Motion to Approve Codell Construction Invoice

A motion was made by Roy Crawford and seconded by Judge Messer authorize payment #2 for \$16,110.00 to Codell Construction for planning and pre-construction services for Phase A. The vote was taken and carried as follows:

Yes carries unanimously.

Let the record reflect that Tom Handy is now in attendance.

Property Update

Judge Kuhl stated that he needed to inform the Board of the acquisition of the last tract of land that belongs to Ken and Joann James.

The meetings that we have had with Joe T. Roberts and also with Ken James and Elmer Cunnagin has been addressed and been resolved. They have signed an agreement and the Court has already addressed it by joining the law suit with the discrepancy on the property line. We were not aware of that when all the negotiation was going on and when we agreed to locate it there. We were doing some surveys and tile work and discovered the problem with the law suit.

We meet with Joe T. Roberts and told him that we have an agreement worked out with Ken James to go ahead and let us assign the option to purchase his for the price that was in the option and the James's agreed to that and they both agreed that they would go ahead and sign an agreement to dismiss the law suits and get that situation resolved on the six or eight feet that was in question.

Judge Kuhl continued stating what the survey shows will be exactly what we will be getting that was on the deeds of the James properties.

In this agreement, a Memorandum of Agreement has been signed by all parties. The option will be taken now for purchase of the Robert's Property which the James will be purchasing and therefore; we will have an option to purchase at a later date only if

we can come up with the money. That can be used as a staging area or for additional parking in the future.

There is a year from July still remaining on it and there is a possibility that we may get a new two year agreement from the James.

Mr. Scoville asked if Judge Kuhl was saying that Ken James is going to buy Joe T. Roberts property for \$425,000.00; he is going to let us have what we bargained for when we signed the option to buy James' property and James is going to own Joe T. Robert's property and we are going to get what we bargained for. It isn't going to cost us anymore money.

Judge Messer said and we are not obligated beyond that, right?

Judge Kuhl stated that was correct; even though we take the option, there is not any obligation what so ever.

Mr. Scoville asked about the Joe T. Roberts building.

Judge Kuhl stated that Mr. Roberts is going to move the building off and it is going to be leveled down to just a level lot. He is going to move the building down; that is part of the agreement.

Mr. Scoville stated that we may be able to pretty cheaply lease that lot.

Judge Kuhl stated that had been discussed, to have it as a staging area. Mr. Roberts has ninety (90) days to move his building off the lot from when we close and sign the deeds. Hopefully, that will be next week when Mr. Cunnagin gets back.

Judge Messer asked if there was also a problem with the carport.

Judge Kuhl stated that Mr. James said that if he did this; would we, if we got the money to buy that other lot which we do not have now, we have an option on it until July; if he did all of this in order to get all this resolved; would we go ahead and agree to step back there the four or five feet where that overhang is on the last lot. I told him that I didn't think that there would be any problem with that now. Right now we don't have that corner lot and don't have the money for it.

Tom Handy asked if we had paid for everything except that lot.

Judge Kuhl stated that we have paid for everything except the lone lot on Second Street.

Mr. Handy stated that it would be helpful if we had a breakdown of the money that we are spending.

Judge Kuhl stated that we will put that together.

6. NEW BUSINESS

There was no new business.

7. ANNOUNCEMENTS

Judge Kuhl stated that the next Regular Meeting will be April 16, 2007 at 6:00 p.m.

8. ADJOURNMENT

A motion was made by Roy Crawford and seconded by Judge Messer that the meeting be adjourned. The vote was taken and carried as follows:

Yes carries unanimously.

Lawrence Kuhl, Chairman Project Development Board
Laurel County Judge/Executive

Sandra C. Wallace, Secretary Project Development Board